116.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	593,700 / 593,700
					USE VALUE:	593,700 / 593,700
					ASSESSED:	593,700 / 593,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
274		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU LEONARD G--ETAL
Owner 2:	BOUDREAU ELIZABETH O
Owner 3:	
Street 1:	274 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,367 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5367.000	187,000		406,700	593,700
Total Card	0.123	187,000		406,700	593,700
Total Parcel	0.123	187,000		406,700	593,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 742.13 | /Parcel: 742.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75046
GIS Ref	
GIS Ref	
Insp Date	09/04/18

!9060!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,000	0	5,367.	406,700	593,700	593,700	Year End Roll	12/18/2019
2019	101	FV	176,700	0	5,367.	412,500	589,200	589,200	Year End Roll	1/3/2019
2018	101	FV	178,600	0	5,367.	307,900	486,500	486,500	Year End Roll	12/20/2017
2017	101	FV	178,600	0	5,367.	278,900	457,500	457,500	Year End Roll	1/3/2017
2016	101	FV	178,600	0	5,367.	267,300	445,900	445,900	Year End	1/4/2016
2015	101	FV	153,400	0	5,367.	226,600	380,000	380,000	Year End Roll	12/11/2014
2014	101	FV	153,400	0	5,367.	215,000	368,400	368,400	Year End Roll	12/16/2013
2013	101	FV	153,400	0	5,367.	204,500	357,900	357,900		12/13/2012

PRINT

Date	Time
12/10/20	23:34:46

LAST REV

Date	Time
09/27/18	17:37:21
mmcmakin	
9060	

USER DEFINED

Prior Id # 1:	75046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21014-477		2/1/1991		137,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2015	342	Re-Roof	5,570					
9/11/2014	1172	Redo Kit	36,206		9/11/2014			Kitchen remodel. R

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	BS	Barbara S
5/27/2015	Permit Insp	PC	PHIL C
4/1/2009	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5367		Sq. Ft.	Site		0	70.	1.08	5									406,707						406,700	

Total AC/HA: 0.12321 | Total SF/SM: 5367 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 406,707 | Spl Credit | Total: 406,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254051
Depreciation:	67070
Depreciated Total:	186982

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	42.520	34,017
FFL	First Floor	800	141.740	113,389
ATC	Attic	280	141.740	39,686
CNP	Canopy	16	59.990	960
	Net Sketched Area:	1,896	Total:	188,052
Size Ad	1080	Gross Are	2416	FinArea 800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	98.63
Final Total:	187000	Val/Su SzAd	173.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: